

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION  
2023 ANNUAL MEETING MINUTES  
June 1, 2023  
DRAFT

The 2023 Granite Heights Condominium Association Annual Meeting was called to order at 6:00 PM. There were 51 owners present or represented by proxy, thereby meeting the quorum requirement. The meeting was held at the Hooksett Public Library, 31 Mt. Saint Mary's way, Hooksett, NH.

**ANNUAL MEETING MINUTES 2022**

The owner of 1321 made a motion to waive reading of the 2022 annual meeting minutes and accept them as presented. The owner of 1029 seconded the motion and all were in favor.

**PRESIDENT'S REPORT**

Lester Robinson, President of the Association, welcomed all owners to the 2023 Annual Meeting.

Allan O'Brien, Property Manager, then reviewed the President's report that covered work completed in 2022, planned for 2023, and status of the current and future development.

Many owners present were pleased with the snow removal services this past winter. There are no changes in the development plans and no request to call for a special meeting by the Declarant.

The owner of 1028 asked if was necessary to have the condominium name on the new directory signs. The owner of 1325 asked about adding a village name to each neighborhood. The owner of 1020 recommended just have home numbers. The owners of 1025 and 1016 recommended have the word "HOMES" along with the numbers. The owner of 1321 recommended using street type signs on poles with the numbers. The owner of 1364 asked about replacing the existing signs. The owner of 1331 discussed the problem of finding locations of the homes on the internet. He recommended going to Google Maps and pin it. The owner of 1029 asked about adding street name signs. The owner of 1365 recommended using tall poles for the new signs. The owner of 1028 recommended adding a large illuminated map of the property by the post office.

The Board will take all the recommendations into consideration when creating the new signs.

The owner of 1364 indicated that the snow plow damage has not been completed yet.

After discussion the owner of 1002 made a motion to accept the President's Report as presented. The owner of 1032 seconded the motion and all present were in favor.

### **TREASURER'S REPORT**

Allan O'Brien, Property Manager, presented the Treasurer's Report, which covered financial operation through December 31, 2022. As of December 31, 2022 there was \$301,786 in operating cash and \$375,601 in reserve funds. For the twelve months ending there was a deficit from operations of <\$17,797>. The deficit was anticipated due to pump station repairs and legal fees. The owner of 1329 asked if it was necessary to setup a legal fees reserve account. Management noted that the 2023 budget was increased to \$12,000 to cover future legal fees. The owner of 1010 asked for the Developers name. Management provided their names.

The owner of 1337 made a motion to accept the 2022 Treasurers' report. The owner of 1017 seconded the motion and all present were in favor.

### **2023 BUDGET**

There were no objections to a review and approval of the 2023 budget at this annual meeting. The 2023 budget was reviewed.

The operating section of the budget increased in Landscaping, Snow, Trash, Legal, Roadway User Fees, and Reserves for Paving and Painting. The majority of the increased are due to market conditions and inflation.

Management noted that after the budget was approved the Master Policy insurance renewal has doubled and will result in a deficit this year.

The owner of 1329 asked if the plowing specs could be changed to prevent lawn damage. The owner of 1016 recommended adding color coded markers to sensitive areas to help prevent damage. The owner of 1325 spoke about educating residents on snow removal procedures. The owner of 1028 noted that the plows could do a better job scraping snow off the asphalt areas. The owner of 1321 asked about the cost associated with the Sewer Pumps and Pump Station Maintenance. The owner of 1032 asked if the developer were to add a second exit to Granite Heights would that eliminate the Roadway User Fee. Management indicated it would not. Owners present asked about adding a line item to the 2024 Budget for refreshing crushed stone around the homes.

The owner of #1321 made a motion to approve the 2023 budget setting the monthly fee at \$275 effective 1/1/23. The owner of 1002 seconded the motion and all present were in favor.

## **ELECTION OF (2) DIRECTORS**

Owner's present will elect two Board members for 3-year terms.

The floor was opened to nominations.

The owner of 1325 nominated Angela Graham and the owner of 1322 seconded the nomination.

The owner of 1031 nominated Alex Libby and the owner of 1032 seconded the nomination.

The owner of 1331 nominated Tony Sukiennik and the owner of 1340 seconded the nomination.

With no other nominations, the floor was closed to nominations. Paper ballot were cast and by majority vote Angela Graham and Tony Sukiennik were elected to serve 3-year terms.

## **DEVELOPER UPDATES**

Management indicated that there have not been any inquiries regarding voting to approve additional homes.

There being no further business the owner of 1358 made a motion to adjourn the meeting and the owner of 1028 seconded. All were in favor and the meeting was adjourned at 8:05 PM.

Respectfully Submitted

Allan O'Brien  
Property Manager